

170.B

0001

0403.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

563,400 / 563,400

USE VALUE:

563,400 / 563,400

ASSESSED:

563,400 / 563,400



PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP

Unit #: 403

Owner 1: ZABEL GARY J & DANIELLE

Owner 2:

Owner 3:

Street 1: 88 PARK AVE #403

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1310 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6044																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	563,400			563,400		143865
							GIS Ref
							GIS Ref
							Insp Date
							05/22/18

PREVIOUS ASSESSMENT		Parcel ID		USER DEFINED						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	547,400	0	.	.	547,400	547,400	Year End Roll	12/18/2019
2019	102	FV	539,800	0	.	.	539,800	539,800	Year End Roll	1/3/2019
2018	102	FV	433,400	0	.	.	433,400	433,400	Year End Roll	12/20/2017
2017	102	FV	376,500	0	.	.	376,500	376,500	Year End Roll	1/3/2017
2016	102	FV	376,500	0	.	.	376,500	376,500	Year End	1/4/2016
2015	102	FV	351,100	0	.	.	351,100	351,100	Year End Roll	12/11/2014
2014	102	FV	337,100	0	.	.	337,100	337,100	Year End Roll	12/16/2013
2013	102	FV	337,100	0	.	.	337,100	337,100		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
HOFFMAN PAMELA	23207-467		5/13/1993		159,000

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
9/14/2018		Info By Phon							DGM	D Mann													
5/22/2018		Measured							DGM	D Mann													
5/6/2000									197	PATRIOT													

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - Brick or Stone
Frame:	1 - Wood
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BRICK
View / Desir:	N - NONE

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

641-3938, Building Number 1.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 5	BRs: 2
	Baths: 2	HB

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1984
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G19
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	3 - 3rd Floor
% Own:	2.039999962
Name:	29 - 6044

DEPRECIATION

Phys Cond:	GD - Good	16. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	16.8 %

CALC SUMMARY

Basic \$ / SQ:	320.00
Size Adj.:	0.95801526
Const Adj.:	1.04989493
Adj \$ / SQ:	321.861
Other Features:	42959
Grade Factor:	1.10
NBHD Inf:	1.32500005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	677149
Depreciation:	113761
Depreciated Total:	563388
WtAv\$/SQ:	
AvRate:	
Ind.Val	
Juris. Factor:	1.00
Special Features:	0
Final Total:	563400
Val/Su SzAd	430.08

BATH FEATURES

Rating: Average
Rating:
Rating:
Rating:
Rating:

COMMENTS

641-3938, Building Number 1.

SKETCH**OTHER FEATURES**

Kits: 1	Rating: Average
A Kits:	Rating:
Fpl: 0	Rating: Average
WSFlue:	Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 5	BRs: 2
	Baths: 2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
	Totals
	1 5 2

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	0

SUB AREA

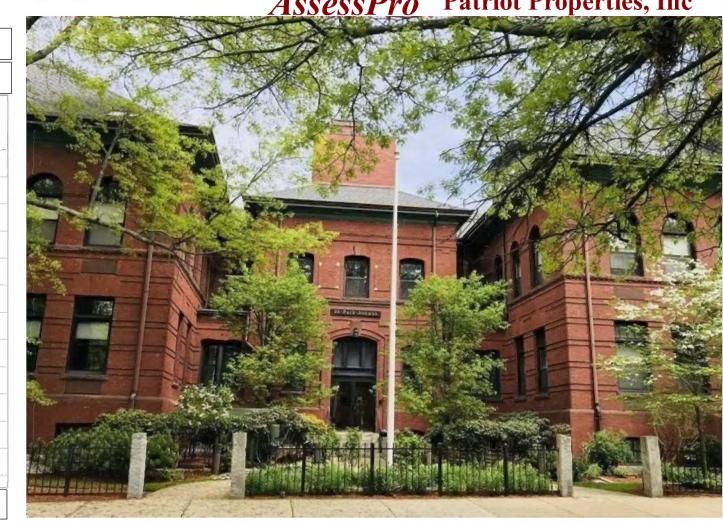
Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,310	321.860	421,638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

Net Sketched Area: 1,310 Total: 421,638

Size Ad 1310 Gross Are 1310 FinArea 1310

IMAGE**AssessPro Patriot Properties, Inc****SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total: